

MINUTES 5/17/07

BELMONT HOUSING TRUST

IN ATTENDANCE: Judie Feins, Jonathan Jacoby, Gloria Leipzig, Ann Verilli, Nancy Marsh, and Ann Silverman.

It was unanimously voted to go into executive session. All those listed above voted favorably. The issue to be discussed was the discrimination suit filed by the Belmont Housing Trust (BHT). Nancy favored an increase in 3 bedroom units. Ann S. did not want us to be aligned with opponents of the project. Gloria Leipzig favors taking the units rather than the cash. Jonathan concurred. Discussion continued about whether HUD would be willing to make a decision that would be case precedent for future applications. The question was asked as to how many 3 bedroom units were included in the original Uplands proposal. The answer was: 5- affordable 3 bedrooms , 23 2 bedrooms. That was changed to 22 2bedrooms, and 3 3 bedrooms, Studios 0 changed to 17. Market rate with 3 affordable, 32 1-bed rooms. Gloria has volunteered to help Roger with the negotiations. It was then moved, seconded and unanimously voted to end executive session.

HABITAT UPDATE: Fundraising continues to be a large issue. Bruce Perclay is no longer the chairman of the Board at Habitat. Therefore, it appears there will be no help from Habitat Boston for fund raising. In the past 6 weeks there has been very little progress. The project manager has left. The new man does not have construction background.

WAVERLEY WOODS: Judie gave an update with new drawings. Affirmative Investments (AI) has been meeting with the planning board and has been able to reduce the height of the front wall to 6-8 feet. There will be planters at the street level. There will be trees in the landscaping mix as well. Ann V asked if the sidewalks would be ready when the project is complete. The funding for the project will be tax credits and an equity investor. They did not receive the Transit Oriented Development funding. Mass. Housing is providing some funding. The planting wells will be irrigated with water from downspouts. New drawings were distributed. There was also discussion about the Waverley Oaks parking. Ann V. spoke about that drawing. There will be a re-stripping of the Waverley Oaks lot to acquire a few more spaces. There will be an additional 24 spaces at Waverley Oaks. There will be a ground breaking in September. The HOME money issue has not been resolved. AI has not been paid.

OUR LADY OF MERCY: We have been invited to the meeting next Wednesday. Amos Jennings will be the consultant to develop the 40R proposal. Judie has suggested that we go into executive session to discuss a proposal that was brought to Roger's attention.

It was moved and unanimously voted to adjourn the executive session.

MEMBERSHIP/ROGER COLTON: Judie Feins has volunteered to be acting chair until our annual meeting/elections. It is with regret that we have accepted the resignation of Roger Colton as Chair of the trust. Roger will continue as a member. We talked briefly about other potential members of the Trust.

Respectfully Submitted, Nancy Marsh